

Exhibit 11:

Light and Shadow Study

These two images show the shadows cast by the Hotel onto buildings to the east, at just before sunset, for two times of year: March 21 and September 21. [The images and times are similar for both dates, give or take 15 minutes.]

The extra building height created by the Work (18'-6") will place buildings to the east of the Hotel in shadow for longer periods of time for a large portion of the year.

The change is most visible on the building highlighted in blue, particularly seen in the location of the shadow lines on the south face of the building.

These images show that some buildings to the east of the Hotel will lose approximately 30 minutes of sunlight each day during these periods as a result of the new height added to the Hotel by the Work.

March/September 21, approximately 7:00pm, current conditions (before the Work is constructed):



March/September 21, approximately 7:00pm, proposed conditions (after the Work is constructed):



Exhibit 11:

View Corridor

These next two images convey the impact on view corridors and light from within an affected property immediately to the east of the Hotel.

[Taken from the 8th floor private balcony at 1724 17th Street NW.]

Current view from the balcony of 1724 17th Street NW, #82, looking west toward the Hotel:



Similar view upon completion of the work:

[This image is a screen shot of Owner's architect's rendering shown at one of the public meetings conducted by the Hotel at the outset of the project.]

